Petition 2020-128 by MRL Holdings, LLC

To Approve:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends greenway uses for the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Prior requests for urban residential zoning districts have been approved near the existing request and are found throughout the Belmont and Optimist Park neighborhoods. The location is near transit and accommodates a moderate increase in residential density.
- Since the Little Sugar Creek Greenway was constructed after the plan was adopted, the greenway is now located east of this site and the land use designation could be changed to a compatible use.
- The requested density (23.5 DUA) is near the entitled density found in the current R-22MF district.
- The request for an increase in density is reasonable in that the parcel is proximal (around 2,800 feet) to the Blue Line's Parkwood Avenue Station.
- Additionally, the request provides new housing that brings added density along the Little Sugar Creek Greenway.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from greenway uses to residential uses over 22 DUA for the site.

To Deny:

This petition is found **inconsistent** with the *Belmont Area Revitalization Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends greenway uses for the site.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: